

TOWN AND COUNTRY PLANNING ACT 1990

PC 611

PLANNING PERMISSION
SUBJECT TO CONDITIONS

TO: RDA
Unit 4, The Maltings
Green Drift
Royston, Herts
SG8 5DY

The Council hereby grants permission for Change of Use from Research and Development (Class B1 (B)) to Offices (Class B1 (A))

at Site at Level Crossing, Station Road, Oakington
(For Fernbrae Estates and Overseas Ltd)

In accordance with your application dated 17th August 2002 and the plans, drawings and documents which form part of the application, subject to conditions set out below.

1. **The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.**
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development which have not been acted upon.)
2. **Notwithstanding the provisions of Article 3 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the premises shall be used as an office and for no other purpose (including any other purposes in Class B1(A) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that order.)**
(Reason - To safeguard the character of the area.)
3. **The number of employees working on the application site at any one time shall not exceed 10 unless agreed in writing with the District Council.**
(Reason - For the safety and convenience of users of the public highway, in that visibility to the east from the access is severely restricted, and a low key use of the site only is appropriate.)
4. **Notwithstanding the provisions of Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), the following classes of development more particularly described in the Order are expressly prohibited in respect of the property and each unit thereon unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf:-**
 - i) **PART 8, (Industrial and Warehouse Development) Class A.**
(Reason - To safeguard the rural character of the area.)
5. **Occupation of the building for which the change of use is hereby permitted shall be restricted to firms which, for a period of 10 years from the first date of occupation, can demonstrate a special need to be closely related to the universities or other research facilities established in the Cambridge Area.**
(Reason - To comply with Policies E5 of the Approved South Cambridgeshire Local Plan 1993 and EM4 of the 2002 Local Plan (Proposed Modifications) which seek to plan for the selective growth of employment in the Cambridge Area sufficient to meet the needs of the workforce only.)

ENVIRONMENT AGENCY INFORMATIVES

1. The Environment Agency comments:
 - i. The applicant must ensure that adequate capacity exists within the 'existing' surface and foul water drainage systems to accept any additional discharge from the development without detriment to either the land drainage regime or water environment.

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- ii. All surface water from roofs shall be piped direct to an approved surface water system using sealed downpipes. Open gullies should not be used.
 - iii. Only clean, uncontaminated surface water, should be discharged to any soakaway, watercourse or surface water sewer.
 - iv. All foul sewage or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent shall be discharged to the foul sewer.
 - v. No foul sewage, or trade effluent, including cooling water containing chemical additives, or vehicle washing water, including steam cleaning effluent shall be discharged to the surface water drainage system.
 - vi. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
 - vii. Any facilities, above ground for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund.
 - viii. All drums and small containers used for oil and other chemicals shall be stored in bunded areas which do not drain to any watercourse, surface water sewer or soakaway.
 - ix. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or underground waters.
2. Railtrack (Eastern Region) comments that the crossing deck will require surfacing and making good on the north-side for pedestrian use.

INFORMATIVES

1. All new buildings that are to be used by the public must, where reasonable and practicable, be accessible to disabled persons and provide facilities for them.

The applicant's attention is therefore drawn to the requirements of the Building Regulations 2000 (as amended) with respect to access for disabled people.

2. The applicant's attention is drawn to the requirements of the Party Wall etc. Act 1996 if works are proposed to a party wall.

D. B. Hussell

Dated: 8th November 2002
Council Offices, Hills Road, Cambridge, CB2 1PB.

Planning Director

THIS PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.